

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION	S	Z	ZONING & PLANNING
<input type="checkbox"/> Major Subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor Subdivision action			<input type="checkbox"/> County Submittal
<input type="checkbox"/> Vacation	V		<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	P		<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input checked="" type="checkbox"/> for Subdivision Purposes AMENDMENT			<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input checked="" type="checkbox"/> for Building Permit			<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> IP Master Development Plan			<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	A	APPEAL / PROTEST of...
STORM DRAINAGE	D		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Verdad Real Estate PHONE: 817-912-0222
 ADDRESS: 502 North Carroll Ave. Suite 120 FAX: 817-912-0550
 CITY: Southlake STATE TX ZIP 76092 E-MAIL: fishman@consensusplanning.com
 Proprietary interest in site: contract purchaser List all owners: Alliance Residential
 AGENT (if any): Consensus Planning PHONE: 505-764-9801
 ADDRESS: 302 8th Street NW FAX: 505-842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: _____

DESCRIPTION OF REQUEST: Amendment to Site Plan for Subdivision and application for Site Plan for Building Permit

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Tracts 1 - 5 Block: _____ Unit: _____
 Subdiv. / Addn. Broadstone Towne Center
 Current Zoning: SU -1 for PRD and C-2 Proposed zoning: N/A
 Zone Atlas page(s): L-15-Z No. of existing lots: 5 No. of proposed lots: 4
 Total area of site (acres): 16.76 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: _____
 Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? ☐ no
 UPC No. 101505635501840306 Tract 2/101505633401740305 Tract 3 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Gibson Boulevard SE
 Between: University Boulevard SE and Buena Vista SE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): Project #1005243
06 EPC-01594, 06EPC-01592, 06EPC-01593, 07DRB-70316

Check-off if project was previously reviewed by Sketch Plat/Plan ? , or Pre-application Review Team ? . Date of review: _____

SIGNATURE [Signature] DATE 7/26/12
 (Print) Jacqueline Fishman, AICP Applicant ☐ Agent ☒

FOR OFFICIAL USE ONLY

Form revised 4/04

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 EPC 40050</u>	<u>SRP</u>		<u>335.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>00089</u>	<u>CMF</u>		<u>56.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>12 EPC 40051</u>	<u>ADU</u>		<u>75.00</u>
<input type="checkbox"/> AGIS copy has been sent		<u>SAS</u>		<u>255.00</u>
<input type="checkbox"/> Case history #s are listed				
<input type="checkbox"/> Site is within 1000ft of a landfill				
<input type="checkbox"/> F.H.D.P. density bonus				
<input type="checkbox"/> F.H.D.P. fee rebate				
	Hearing date <u>Sept. 13, 2012</u>			Total
	<u>7-26-12</u>			\$ _____
	Project # <u>1005243</u>			

FORM P(1): SITE DEVELOPMENT PLAN REVIEW – E.P.C. PUBLIC HEARING

- ☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16)** Maximum Size: 24" x 36"
- ☐ **IP MASTER DEVELOPMENT PLAN (EPC11)**
- ☐ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - ☐ Scaled Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 20 copies.
 - ☐ For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 - ☐ Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
 - ☐ Zone Atlas map with the entire property(ies) clearly outlined
 - ☐ Letter briefly describing, explaining, and justifying the request
 - ☐ Letter of authorization from the property owner if application is submitted by an agent
 - ☐ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ☐ Completed Site Plan for Subdivision and/or Building Permit Checklist
 - ☐ Sign Posting Agreement
 - ☐ Traffic Impact Study (TIS) form with required signature
 - ☐ Fee (see schedule)
 - ☐ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

- ☒ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15)** Maximum Size: 24" x 36"
- ☐ **SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17)**
- ☒ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - ☒ Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 20 copies.
 - ☒ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted.
 - ☒ (Folded to fit into an 8.5" by 14" pocket.) 20 copies
 - ☒ Site Plans and related drawings reduced to 8.5" x 11" format (1 copy)
 - ☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ☒ Letter briefly describing, explaining, and justifying the request
 - ☒ Letter of authorization from the property owner if application is submitted by an agent
 - ☒ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ☒ Sign Posting Agreement
 - ☒ Completed Site Plan for Subdivision and/or Building Permit Checklist
 - ☒ Traffic Impact Study (TIS) form with required signature
 - ☒ Fee (see schedule)
 - ☒ List any original and/or related file numbers on the cover application

NOTE: For wireless telecom facilities, requests for waivers of requirements, the following materials are required in addition to those listed above for application submittal:

- ☐ Collocation evidence as described in Zoning Code §14-16-3-17(A)(6)
 - ☐ Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(A)(13)(d)(2)
 - ☐ Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
 - ☐ Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(A)(13)(d)(3)
 - ☐ Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(A)(17)
 - ☐ Registered engineer or architect's stamp on the Site Development Plans
 - ☐ Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

- ☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01)** Maximum Size: 24" x 36"
- ☒ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**
- ☒ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 20 copies
 - ☒ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 20 copies
 - ☒ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) 20 copies
 - ☒ Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
 - ☒ Zone Atlas map with the entire property(ies) clearly outlined
 - ☒ Letter briefly describing, explaining, and justifying the request
 - ☒ Letter of authorization from the property owner if application is submitted by an agent
 - ☒ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ☒ Sign Posting Agreement
 - ☒ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - ☒ Traffic Impact Study (TIS) form with required signature
 - ☒ Fee (see schedule)
 - ☒ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

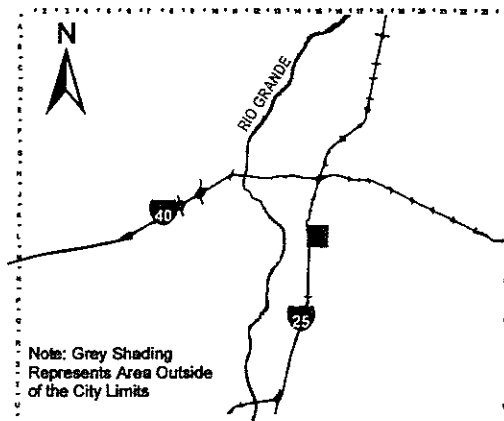
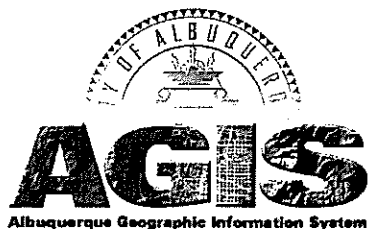
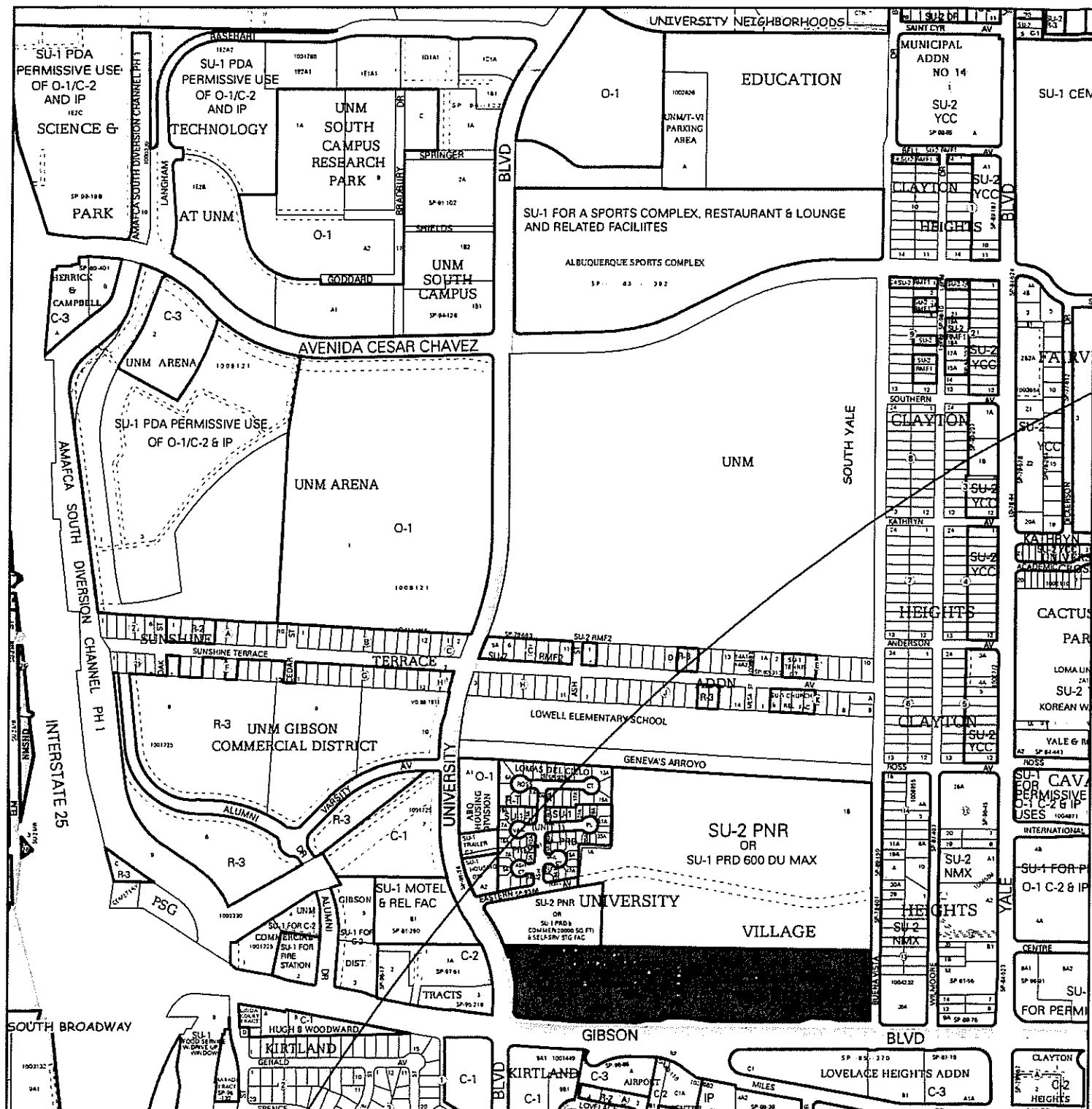
JACQUELINE FISHMAN
Applicant name (print)
Jan Ja 7/26/12
Applicant signature / date



Form revised November 2010

- ☒ Checklists complete
- ☒ Fees collected
- ☒ Case #s assigned
- ☒ Related #s listed
- Application case numbers
12 - EPC - 00050

7-26-12
Planner signature / date
Project #: 1005243



Zone Atlas Page:

L-15-Z

Selected Symbols

SECTOR PLANS

• Design Overlay Zones

City Historic Zones

H-1 Buffer Zone

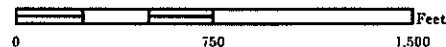
Petroglyph Mon.

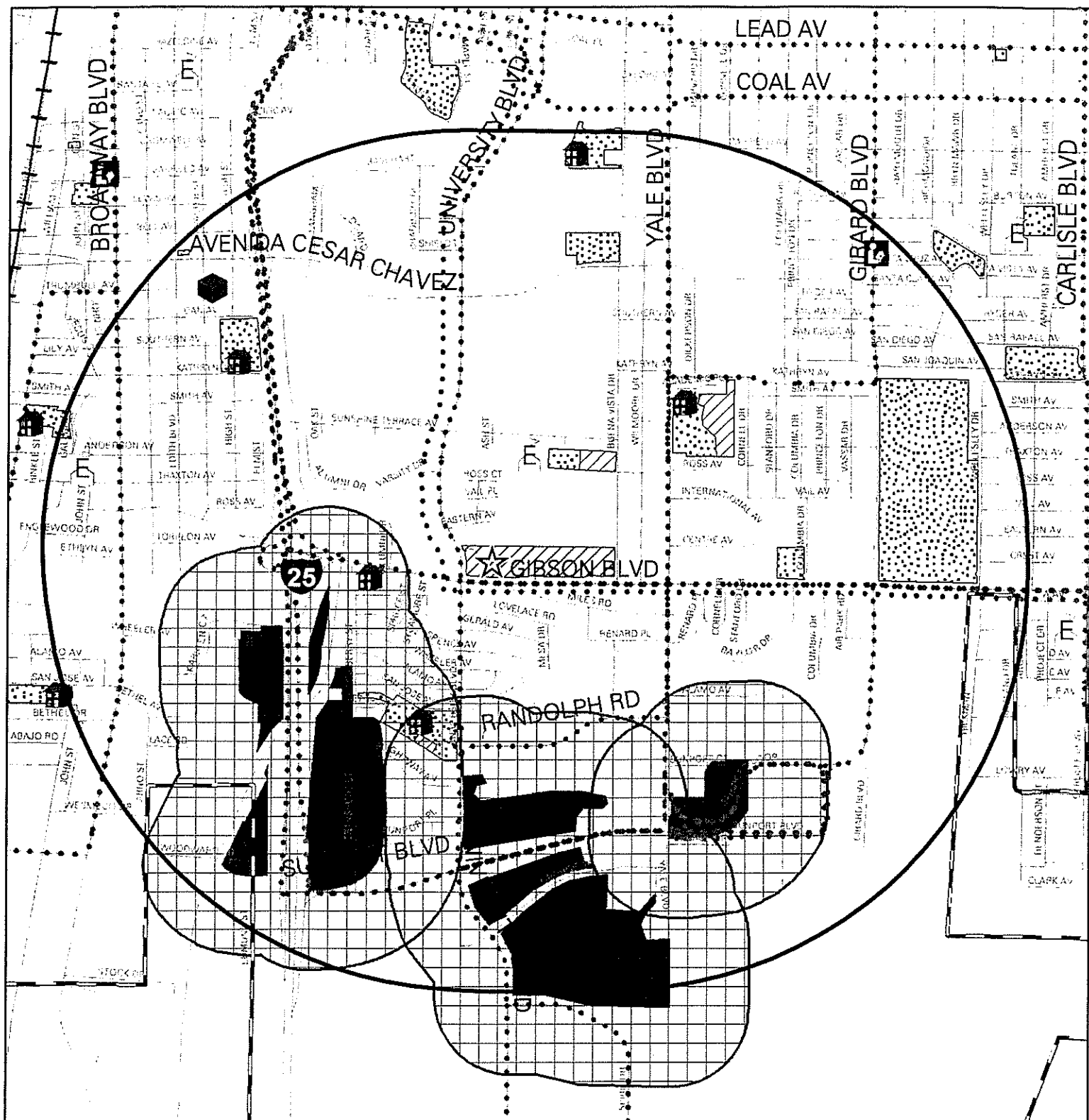
 Escarpment

☐ 2 Mile Airport Zone

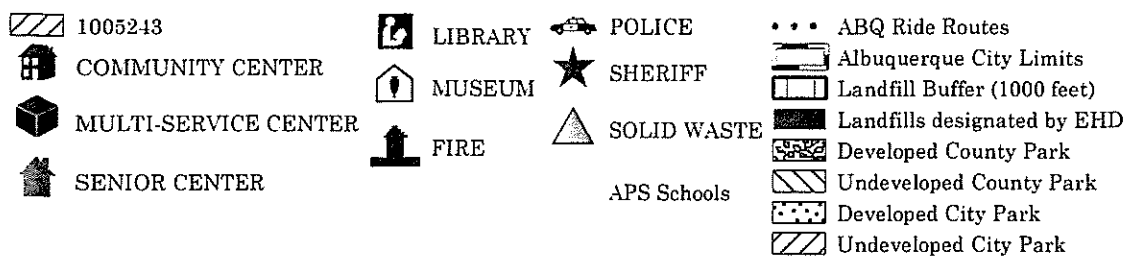
Airport Noise Contours

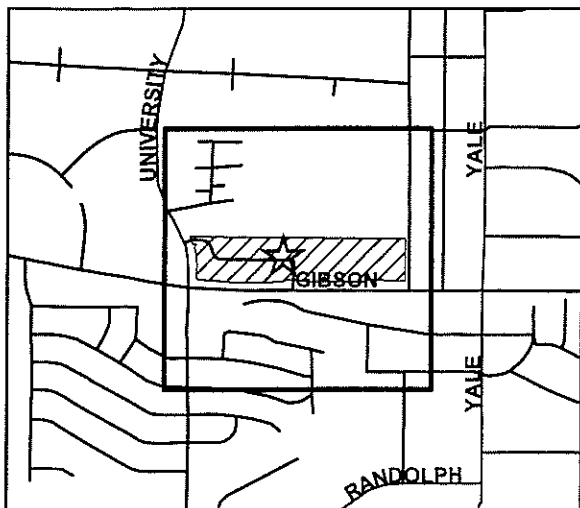
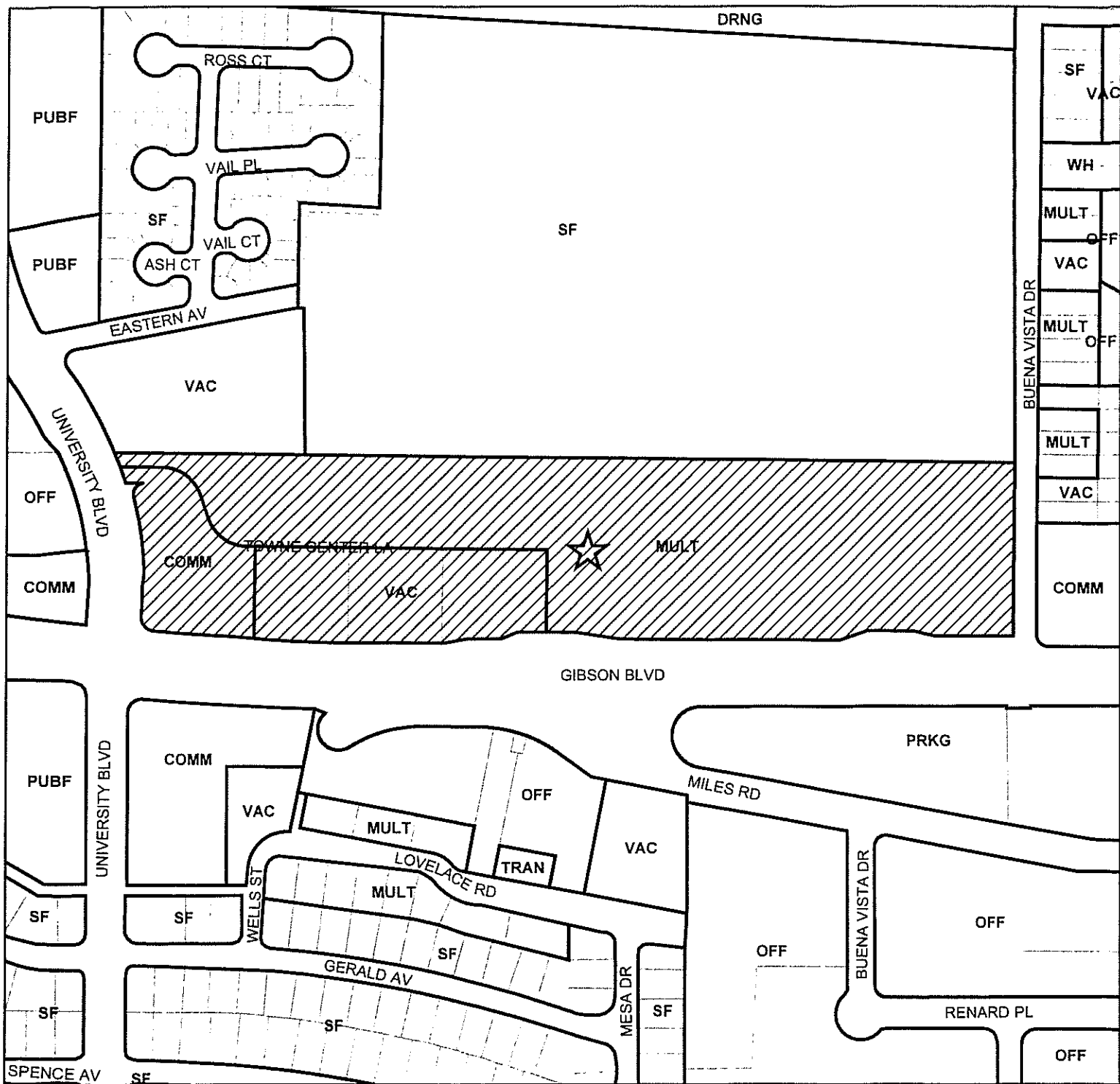
Wall Overlay Zone





Public Facilities Map with One-Mile Site Buffer





LAND USE MAP

Note: Grey shading
indicates County.

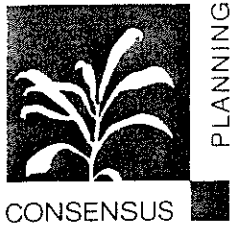
KEY to Land Use Abbreviations

AGRI Agricultural
 COMM Commercial - Retail
 DRNG Drainage
 MFG Manufacturing or Mining
 MULT Multi-Family or Group Home
 OFF Office
 PARK Park, Recreation, or Open Space
 PRKG Parking
 PUBF Public Facility
 SF Single Family
 TRAN Transportation Facility
 VAC Vacant Land or Abandoned Buildings
 WH Warehousing & Storage



1 inch = 300 feet

Project Number:
 1005243
Hearing Date:
 September 13, 2012
Zone Map Page: L-15
Additional Case Numbers:
 12EPC 40050
 12EPC 40051



July 26, 2012

Hugh Floyd, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: Buffalo Wild Wings (*Tracts 2 and 3, Broadstone Towne Center*)

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Mr. Chairman and Commissioners:

The purpose of this letter is to request a Site Plan for Subdivision Amendment and a Site Plan for Building Permit on behalf of Verdad Real Estate and Buffalo Wild Wings. The property is located along Gibson Boulevard within the Broadstone Towne Center. The subject property is zoned SU-1 for C-2 and is 1.87 acres in size (Tracts 2 and 3 combined). This is a 2-part request including:

- 1) Site Plan for Subdivision Amendment to combine Tracts 2 and 3, and to slightly modify site entrances.
- 2) Site Plan for Building Permit for development of a Buffalo Wild Wings restaurant.

COMMUNITY CONTEXT

The subject property falls within the Established Urban area of the Comprehensive Plan and the South Yale Sector Development Plan area. It is located within the overall Broadstone Towne Center along Gibson Boulevard, which is designated by the Long Range Roadway System as a limited access principal arterial. It is just east of University Boulevard, which is designated as a minor arterial. The Comprehensive Plan further designates both Gibson and University Boulevards as Enhanced Transit Corridors. Suntran Routes 16/18 runs along both roadways and there are existing bus stops along the roadway frontages within walking distance to the subject property.

Existing Zoning and Land Use

- North – SU-1 for PRD. Developed with apartments
- South – Gibson Boulevard with commercial uses
- East – SU-1 for C-2 Permissive Uses with Restrictions. Developed with apartments
- West – Vacant commercial tract and Dion's restaurant

PROJECT DESCRIPTION

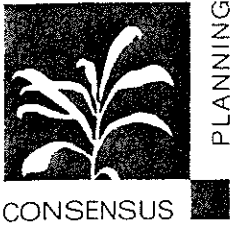
Buffalo Wild Wings proposed building is 7,380 square feet. The project will cover two existing tracts within Broadstone Towne Center, which is developed with 240 apartments and a Dion's restaurant on Tract 5 at the corner of University/Gibson. A follow up action will be to consolidate Tracts 2 and 3 into one tract during the Development Review Board process for final sign-off of the Site Development Plans.

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strogier, AICP
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP



The subject site is controlled by the Broadstone Towne Center Site Plan for Subdivision and Design Standards, approved by the Environmental Planning Commission on January 18, 2007 (Project #1005243; 06EPC-01502). The building and site area have been designed and sited to respect design requirements in the Design Standards, including roof material and color, lighting, signage, landscape materials, setbacks, etc.

The site sits 2-11 feet below Gibson Boulevard, going from west to east, and retaining walls are provided along Gibson and Broadstone Way. Access to this project is provided along Towne Center Lane, a 40 foot private roadway easement, which contains an existing 8 foot sidewalk along the entire edge of the subject site. Crosswalks are provided from the existing apartment development to the north to the site. Two vehicular access points are provided to the project in order to provide good circulation.

The site is amply landscaped with plant materials appropriate for the region. Street trees along Gibson Boulevard are located within the subject site (long thin outparcels are located between the site and Gibson Boulevard). An indoor/outdoor patio, 1,202 SF in size, is provided with glass garage doors that face east and north. The area to the east of the patio is well landscaped and provides a nice backdrop to the patrons sitting in this area. The patio garage doors facing to the north are located right off the sidewalk and will help to activate the primary street within the development (Towne Center Lane).

We believe this is an excellent addition to the overall Broadstone Towne Center project. There is a lack of restaurants in this area and in the past, neighbors have expressed their desire for more sit down restaurants.

Thank you for your consideration of this request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jacqueline Fishman', with a long horizontal line extending to the right.

Jacqueline Fishman, AICP
Associate



July 26, 2012

Mr. Hugh Floyd, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

RE: Site Plan for Building Permit and Amendment to Site Plan for Subdivision, Broadstone Towne Center

Dear Mr. Chairman:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as our agent on this request for a Site Plan for Building Permit and Site Plan for Subdivision Amendment for Tracts 1, 2, 3, and 4 at Broadstone Towne Center located on Gibson Boulevard SE. Alliance Residential is the owner of the property.

Thank you for your consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read "Ian Swiersol", is written over a horizontal line.

Name IAN SWIERSOL
Title MANAGING DIRECTOR

July 26, 2012

Mr. Hugh Floyd, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

RE: Site Plan for Building Permit and Amendment to Site Plan for Subdivision, Broadstone Towne Center

Dear Mr. Chairman:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as our agent on this request for a Site Plan for Building Permit and Site Plan for Subdivision Amendment for Tracts 1, 2, 3, and 4 at Broadstone Towne Center located on Gibson Boulevard SE. Verdad Real Estate, Inc. is the contract purchaser of the property.

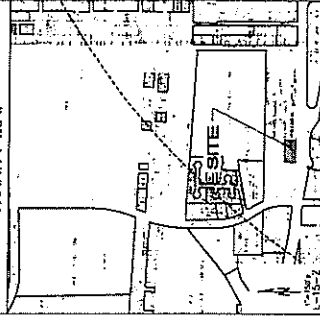
Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "TK Keen". The signature is stylized with a large, looped "K" and a trailing "N".

TK Keen
Partner

VICINITY MAP



PROJECT DATA

LEGAL DESCRIPTION: TRACTS 2 & 3, BROADSTONE TOWN CENTER, ALBUQUERQUE, NM	
ZONING: SU-1 FOR C-2 USES	
ACRES: 91.474	
TRACT AREA: 7,380 SF	
BUILDING FOOTPRINT: 0.08	
PROPOSED USE: RESTAURANT WITH PAND DINING	
MAXIMUM PARKING REQUIRED (15 PER 1,000 SF)	111
PARKING PROVIDED	98
ADA PARKING REQUIRED	4
ADA PARKING PROVIDED	6
BICYCLE PARKING REQUIRED (1 PER 20 VEHICLES)	5
BICYCLE PARKING PROVIDED	7
MOTORCYCLE PARKING REQUIRED	4
MOTORCYCLE PARKING PROVIDED	4
5% BIKES PER BROADSTONE TOWNE CENTER SITE PLAN FOR SUBMITTAL	

PREPARED FOR: CONSENSUS PLANNING, INC.
300 NORTH CAROLINE
SOUTHPLAKE, TX 78097

PREPARED BY: FRASIER GROUP

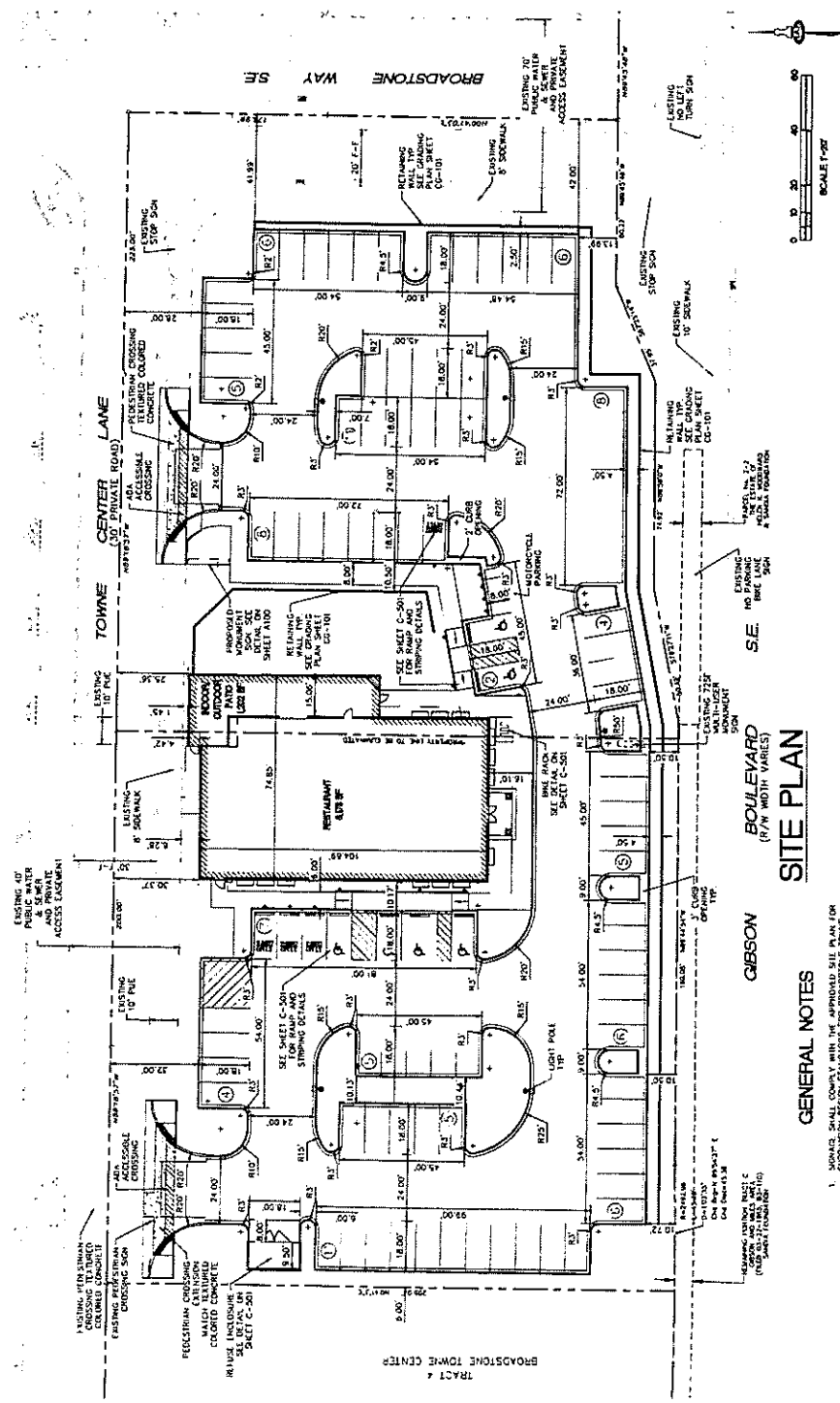


ISACSON & ARONSON, P.A.
Consulting Engineering & Architecture
10000 N. 10th Ave., Suite 100
Phoenix, AZ 85021
PH 602.998.1000 FAX 602.998.1001
WWW.ISACSON-ARONSON.COM

BUFFALO WILD WINGS
BROADSTONE TOWN CENTER

SITE PLAN FOR BUILDING PERMIT

Date: 07/26/11	Scale: 1"=20'
Drawn By: [Signature]	Sheet: C-101
Check By: [Signature]	Sheet: 1

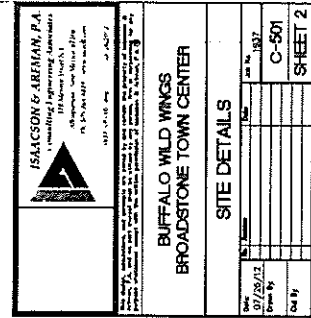


PROJECT SUMMARY

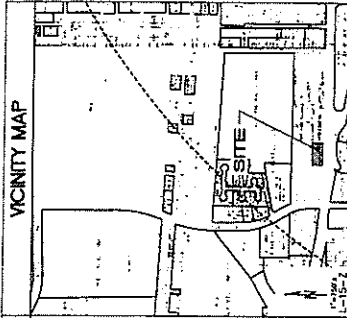
THE PROPOSED PROJECT CONSISTS OF A BUCKLE UP! RESTAURANT WITH AN OUTDOOR DINING SPACE (PARKING) TO THE OUTSIDE. THE PROPOSED PROJECT IS TO BE BUILT IN A SINGLE PHASE. THE SITE IS SITUATED ON TRACTS 2 & 3 OF THE BROADSTONE TOWN CENTER. THE PROJECT IS A 100,000 SQ. FT. RESTAURANT WITH AN OUTDOOR DINING SPACE. THE PROJECT IS A 100,000 SQ. FT. RESTAURANT WITH AN OUTDOOR DINING SPACE. THE PROJECT IS A 100,000 SQ. FT. RESTAURANT WITH AN OUTDOOR DINING SPACE.

GENERAL NOTES

1. THE SITE PLAN SHALL COMPLY WITH THE APPLICABLE CITY OF ALBUQUERQUE ZONING CODE AND THE BROADSTONE TOWN CENTER SUBMITTAL REQUIREMENTS. THE PROJECT SHALL BE DESIGNED AND CONSTRUCTED TO PROMOTE EFFICIENT USE OF THE SITE.
2. ALL BUILDING-RELATED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE ZONING CODE AND THE BROADSTONE TOWN CENTER SUBMITTAL REQUIREMENTS. THE PROJECT SHALL BE DESIGNED AND CONSTRUCTED TO PROMOTE EFFICIENT USE OF THE SITE.
3. THE PROJECT SHALL BE DESIGNED AND CONSTRUCTED TO PROMOTE EFFICIENT USE OF THE SITE. THE PROJECT SHALL BE DESIGNED AND CONSTRUCTED TO PROMOTE EFFICIENT USE OF THE SITE.
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9. THE PROJECT SHALL BE DESIGNED AND CONSTRUCTED TO PROMOTE EFFICIENT USE OF THE SITE. THE PROJECT SHALL BE DESIGNED AND CONSTRUCTED TO PROMOTE EFFICIENT USE OF THE SITE.







LEGEND

- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR
- FLOW LINE
- FINISHED FLOOR

PROJECT DATA

Tracts 2 and 3, Broadstone Town Center, Allentown, New Mexico

Legal: L-15

Site Area: 81,474 sq. ft. (1.874 Acres)

Flood Zone: Zone 3 (extreme) Moderate threat zone per FEMA Map #5001C094241

Officer flow: The property is situated in an area of high water table. The property is situated in an area of high water table. The property is situated in an area of high water table.

Existing conditions:

The property, approximately 1.87 acres, is an undeveloped commercial property located on the northeast corner of the intersection of Broadstone Way and Towne Center Lane. The property is situated in an area of high water table. The property is situated in an area of high water table.

Proposed conditions:

The proposed development consists of a restaurant building and outdoor patio area with associated paved parking and landscaping. Retaining walls will be required along the east and south sides of the property to achieve parking grade.

For the master drainage plan for the Towne Center (prepared by High Tree Consulting Group) and for a pre-design meeting with the City of Allentown, New Mexico, on July 15, 2013.

The proposed development will cause sedimentation through the proposed paved parking lot to be discharged in Towne Center Lane to the northeast corner of the site.

Landscaped parking stands will be depressed where possible to separate storm water.

ISAACSON & ARMAN, P.A.
 1511 G Street, Suite 100
 Allentown, New Mexico 87401
 Phone: (505) 241-1111
 Fax: (505) 241-1112
 Email: isaacson@isaacson.com

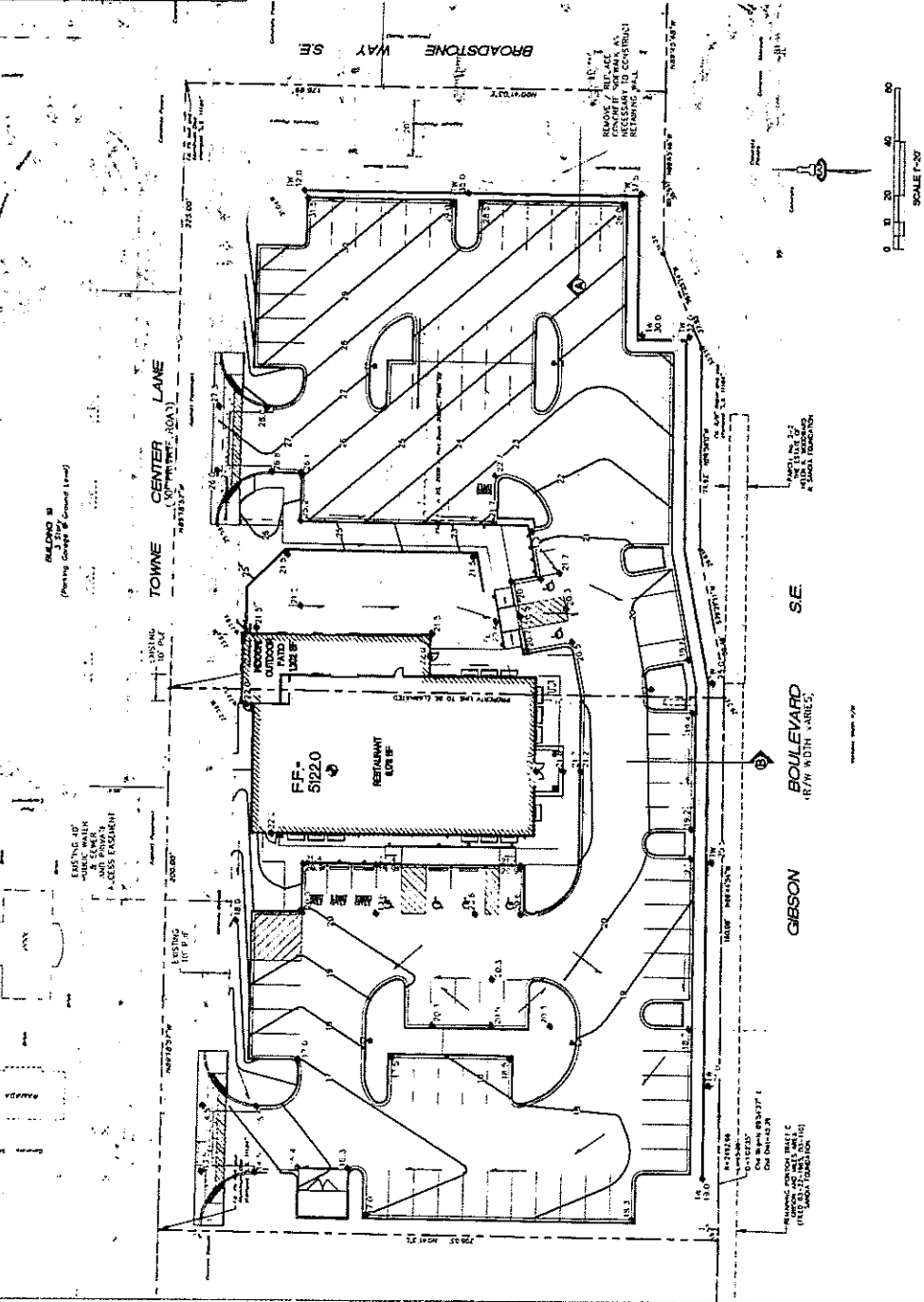
**BUFFALO WILD WINGS
BROADSTONE TOWN CENTER**

CONCEPTUAL GRADING PLAN

Scale: 1" = 20'

Drawn By: J. Arman
 Check By: J. Arman
 Date: 7/15/13

Sheet 4 of 4



EXISTING PRECIPITATION

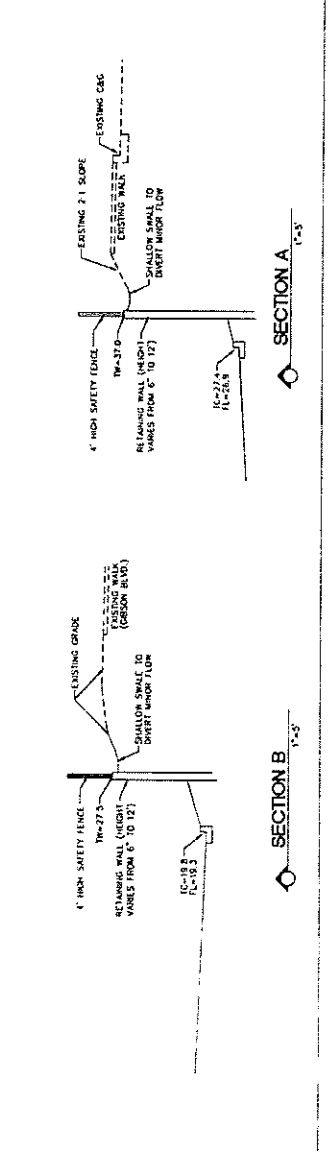
Station	Flow	Flow	Flow
1+00	0.00	0.00	0.00
2+00	0.00	0.00	0.00
3+00	0.00	0.00	0.00
4+00	0.00	0.00	0.00
5+00	0.00	0.00	0.00
6+00	0.00	0.00	0.00
7+00	0.00	0.00	0.00
8+00	0.00	0.00	0.00
9+00	0.00	0.00	0.00
10+00	0.00	0.00	0.00

DESIGN PRECIPITATION

Station	Flow	Flow	Flow
1+00	0.00	0.00	0.00
2+00	0.00	0.00	0.00
3+00	0.00	0.00	0.00
4+00	0.00	0.00	0.00
5+00	0.00	0.00	0.00
6+00	0.00	0.00	0.00
7+00	0.00	0.00	0.00
8+00	0.00	0.00	0.00
9+00	0.00	0.00	0.00
10+00	0.00	0.00	0.00

DESIGN PRECIPITATION

Station	Flow	Flow	Flow
1+00	0.00	0.00	0.00
2+00	0.00	0.00	0.00
3+00	0.00	0.00	0.00
4+00	0.00	0.00	0.00
5+00	0.00	0.00	0.00
6+00	0.00	0.00	0.00
7+00	0.00	0.00	0.00
8+00	0.00	0.00	0.00
9+00	0.00	0.00	0.00
10+00	0.00	0.00	0.00



GENERAL NOTES

1. PUBLIC WATER LINE AND SANITARY SEWER EXISTING WITHIN A FORTY (40) FOOT WIDE PUBLIC WATER AND SANITARY SEWER EASEMENT WITH THE ADJACENT PRIVATE ROADSIDE DRIVEWAY. THE EXISTING PUBLIC WATER AND SANITARY SEWER EASEMENT LIES WITHIN THE RIGHT-OF-WAY OF THE BROADSTONE TOWNE CENTER PUBLIC INFRASTRUCTURE IMPROVEMENT PLANS (CIPN 584884).
2. THE LINE EXTENSION AND SANITARY SEWER LINE CONNECTION WILL UTILIZE EXISTING TRENCHES FOR TRACT 3.
3. THE EXISTING 1" WATER SERVICE LINE IS UNDESIRABLE TO HANDLE THE DOMESTIC WATER SUPPLY DEMAND FOR THE BUILDING. A NEW 1" WATER SERVICE LINE, METER BOX AND METER SETTING WILL BE INSTALLED.
4. GAS AND ELECTRIC SERVICE CONNECTIONS ARE AVAILABLE AND WILL BE COORDINATED WITH THE UTILITY COMPANIES.

KEYED NOTES

1. EXISTING PUBLIC 8" W. FIRE PROTECTION LINE.
2. 8" PUBLIC GATE VALVE.
3. EXISTING 1" WATER SERVICE & METER BOX W/ METER SETTING (NO METER) FOR SITE IRRIGATION.
4. EXISTING FIRE HYDRANT ON 8" W.
5. PRIVATE POST INDICATOR VALVE & ELECTRICAL CONNECTION TO FIRE ALARM PANEL.
6. METER BOX & METER SETTING (11 5/8" & 6" PCC).
7. NEW 1" WATER SERVICE LINE PER CIPN 584884.
8. 2" REDUCED PRESSURE ZONE ASSEMBLY (ERCO SERIES) FOR BACKFLOW PREVENTION ON THE EXISTING 1" WATER SERVICE LINE TO BUILDING W/ ALL FITTING (CONNECTION PER MECH. PLAN).
9. EXISTING 8" SANITARY SEWER SERVICE INV. AT PROPERTY LINE - S103.2.
10. METER BOX & REPLACE 4 1/2" PCC SIDEWALK.
11. DOUBLE 4" CLEAN OUT PIPES ON 8" SAS SERVICE LINE.
12. GREASE TRAP (SEE MECH. PLANS), 1500 GAL. MAX.
13. SAMPLE WELL FLUSH WITH GUTTER / PAVING (SEE MECH. PLANS).
14. 8" SANITARY SEWER SERVICE LINE FROM G-1.
15. 3" LOCAL 4" W.
16. NEW FIRE HYDRANT ON EXISTING 8" WATERLINE SHULD.
17. HYDRO ENCLOSURE SANITARY SEWER LINE WITH 8" LINE 3" DIA. TUB.

LEGEND

- 1. WATER METER & BOX
- 2. GATE VALVE W/ METER BOX
- 3. FIRE HYDRANT
- 4. 8" LN LINE W/ FITTING
- 5. SAS SERVICE LINE

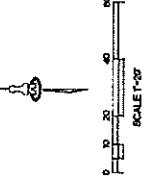
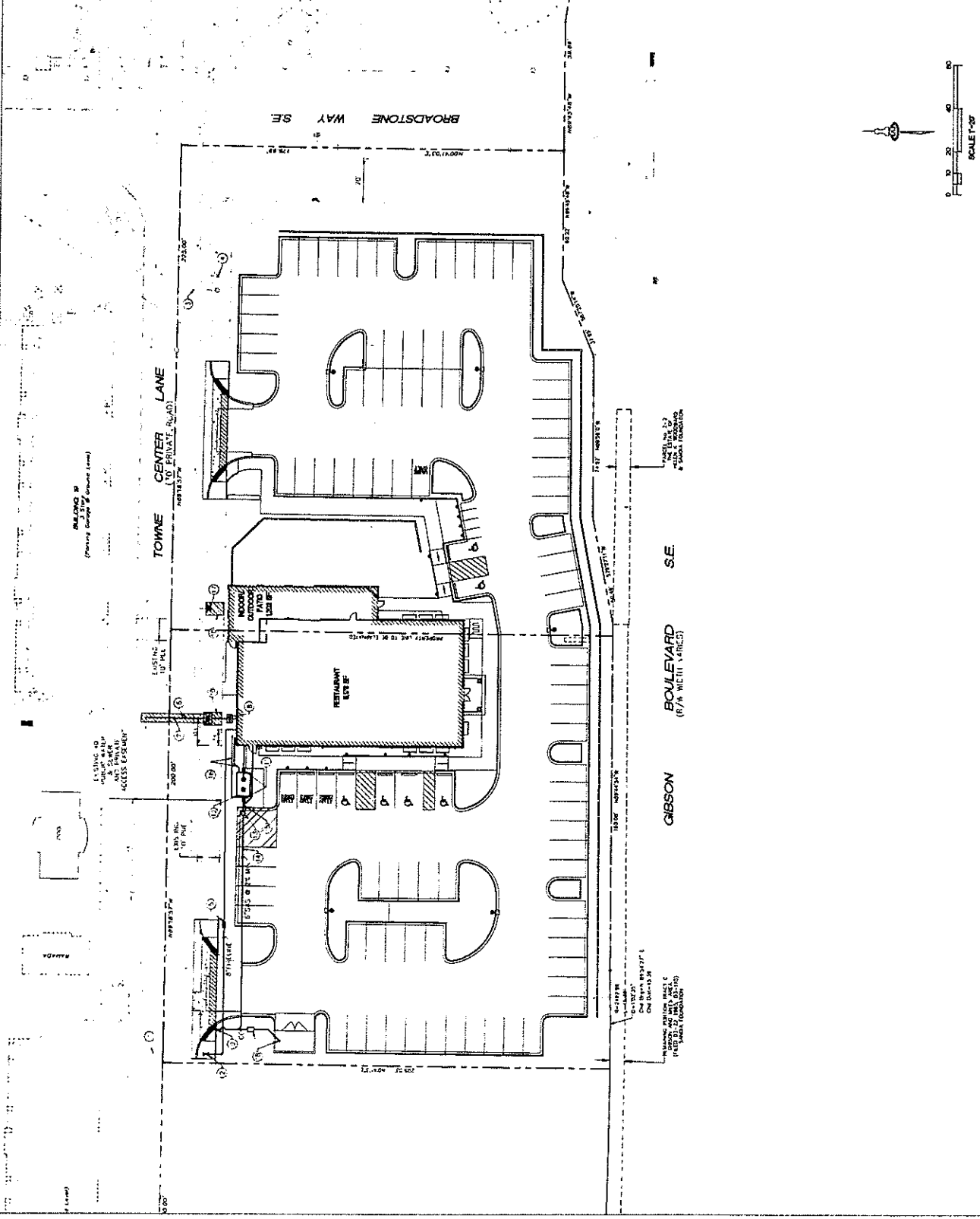
ISAACSON & ARFMAN, P.A.
 Professional Engineering Firm
 1100 North Street, Suite 200
 Buffalo, NY 14202
 716.875.2222
 www.isaacson-arfman.com

DATE: 07/26/13
 DRAWN BY: JTS
 CHECKED BY: TCA

BUFFALO WILD WINGS
BROADSTONE TOWNE CENTER

CONCEPTUAL UTILITY PLAN

Sheet No.	07/26/13
Drawn By	JTS
Checked By	TCA
Project No.	CJ-101
Sheet No.	SHEET 5





A New Facility For:

BUFFALO WILD WINGS



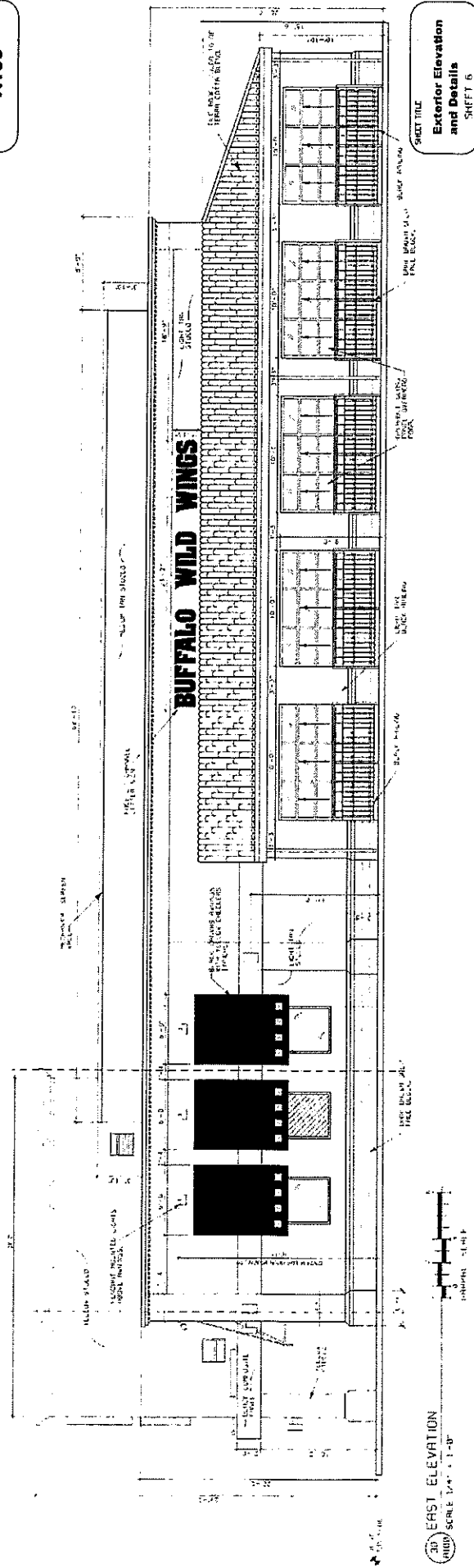
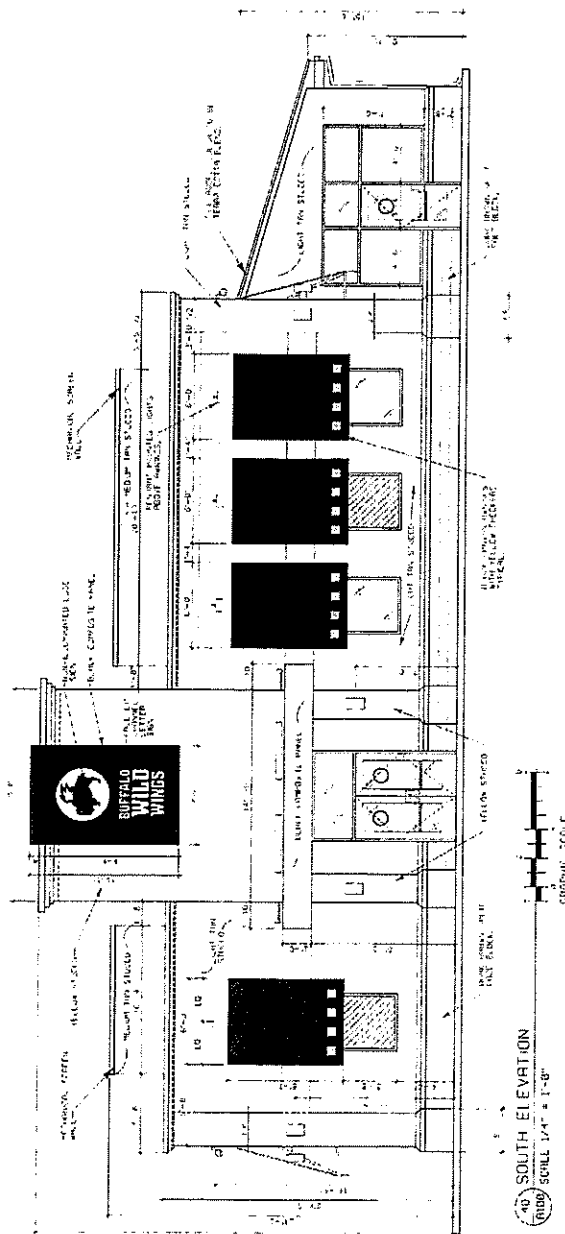
BUFFALO WILD WINGS
Frontenac

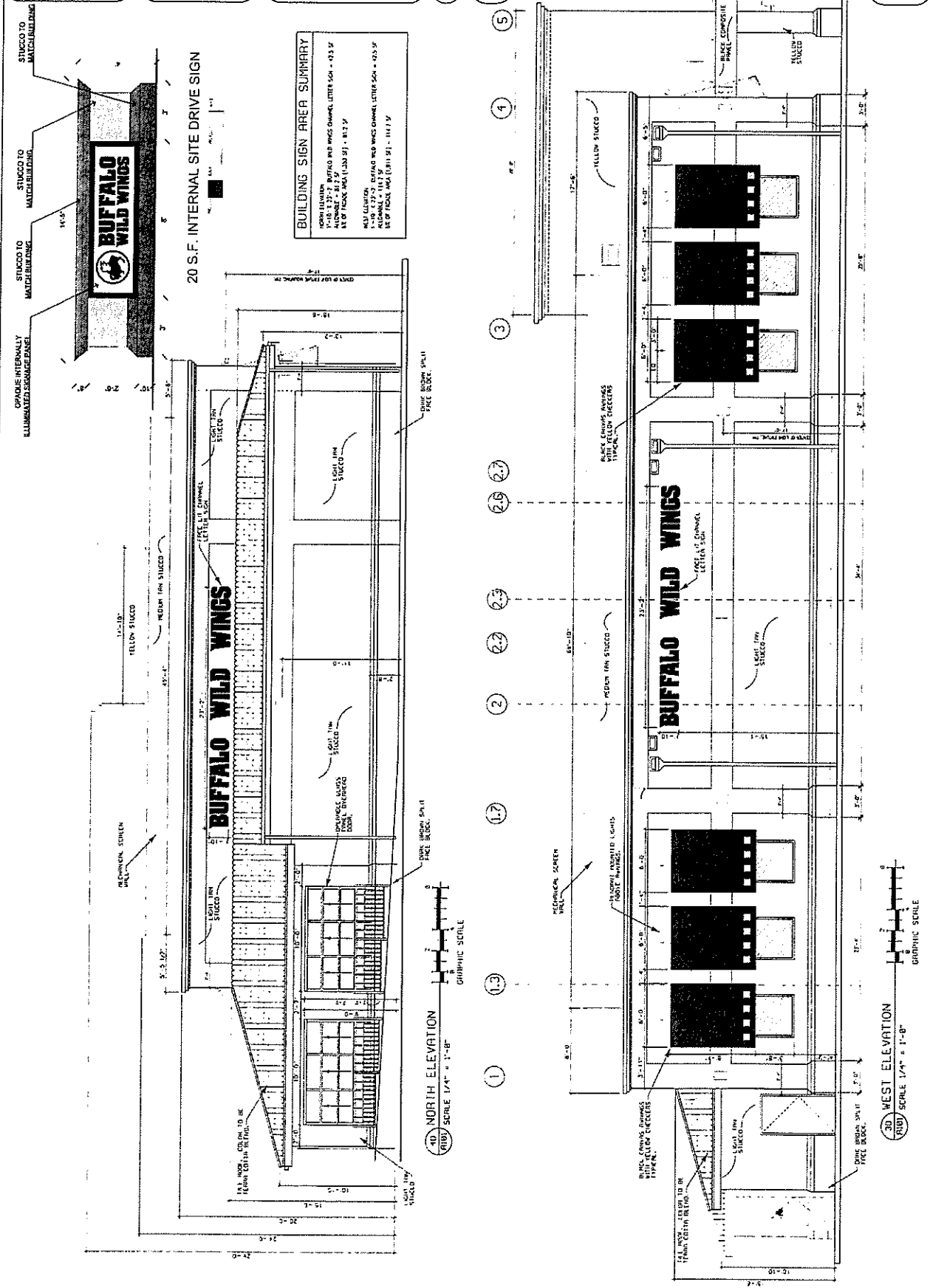
BRIAN PADILLA

BROADSTONE TOWNE CENTER
ALBUQUERQUE, NEW MEXICO

DATE 7-20-2012 PROJECT NO. 5313

SHEET NO. **A100**

[illegible]



SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

 7/26/12
Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**
5. **Conceptual Utility Plan**
6. **Previously approved Development Plan (if applicable)**

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A."** Each non-applicable designation must be explained by notation on the Checklist.

Accompanying Material

- ☒ A. 8-1/2" x 11" reduction for each plan sheet.
- ☒ B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

- ☒ 1. Date of drawing and/or last revision
- ☒ 2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100' [Other scales as approved by staff]
- ☒ 3. Bar scale
- ☒ 4. North arrow
- ☒ 5. Scaled vicinity map
- ☒ 6. Property lines (clearly identify)
- ☒ 7. Existing and proposed easements (identify each)
- ☒ 8. Phases of development including location and square footages of structures, circulation, parking and landscaping

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

B. Proposed Development (If supplemental Sheets are used please indicate sheet #)

1. Structural

- ☒ A. Location of existing & proposed structures (distinguish between existing & proposed, include phasing)
- ☒ B. Square footage of each structure
- ☒ C. Proposed use of each structure
- ☒ D. Temporary structures, signs and other improvements
- ☒ E. Walls, fences, and screening: indicate height, length, color and materials
- ☒ F. Dimensions of all principal site elements or typical dimensions thereof
- ☒ G. Loading facilities
- ☒ H. Site lighting (indicate height & fixture type)
- ☒ I. Indicate structures within 20 feet of site
- ☒ J. Elevation drawing of refuse container and enclosure, if applicable.
- ☒ K. Site amenities including patios, benches, tables, (indicating square footage of patios/ plazas).

2. Parking and Circulation

- ☒ A. Parking layout with spaces numbered per aisle and totaled.
 - ☒ 1. Location and typical dimensions, including handicapped spaces
 - ☒ 2. Calculations: spaces required: 111 (max) provided: 99
Handicapped spaces (included in required total) required: 4 provided: 6
Motorcycle spaces (in addition to required total) required: 4 provided: 4
- ☒ B. Bicycle parking & facilities
 - ☒ 1. Bicycle racks, spaces required: 5 provided: 7
 - ☒ 2. Bikeways and other bicycle facilities, if applicable Gibson & University
- ☒ C. Public Transit
 - ☒ 1. Bus facilities, including routes, bays and shelters existing or required Route 16/18
- ☒ D. Pedestrian Circulation
 - ☒ 1. Location and dimensions of all sidewalks and pedestrian paths
 - ☒ 2. Location and dimension of drive aisle crossings, including paving treatment Stops on Ohio & Gibson.
- ☒ E. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - ☒ 1. Ingress and egress locations, including width and curve radii dimensions
 - ☒ 2. Drive aisle locations, including width and curve radii dimensions
 - ☒ 3. End aisle locations, including width and curve radii dimensions
 - ☒ 4. Location & orientation of refuse enclosure, with dimensions
 - ☒ 5. Curb cut locations and dimensions
 - ☒ 6. Existing and proposed street widths, right-of-way widths and curve radii
 - ☒ 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - ☒ 8. Location of traffic signs and signals related to the functioning of the proposal
 - ☒ 9. Identify existing and proposed medians and median cuts

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

3. Phasing

- NA A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- ☒ 1. Scale - must be same as scale on sheet #1 - Site plan
- ☒ 2. Bar Scale
- ☒ 3. North Arrow
- ☒ 4. Property Lines
- ☒ 5. Existing and proposed easements
- ☒ 6. Identify nature of ground cover materials
 - ☒ A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - ☒ B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 - ☒ C. Ponding areas either for drainage or landscaping/recreational use *where possible*
- ☒ 7. Identify type, location and size of plantings (common and/or botanical names).
 - ☒ A. Existing, indicating whether it is to be preserved or removed.
 - ☒ B. Proposed, to be established for general landscaping.
 - ☒ C. Proposed, to be established for screening/buffering.
- ☒ 8. Describe irrigation system – Phase I & II . . .
- ☒ 9. Backflow prevention detail
- ☒ 10. Planting Beds, indicating square footage of each bed
- ☒ 11. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage. *18%*
- ☒ 12. Responsibility for Maintenance (statement)
- ☒ 13. Statement of compliance with Water Conservation... Ordinance, see article 6-1-1-1.
- ☒ 14. Landscaped area requirement; square footage and percent (specify clearly on plan)
- ☒ 15. Landscaped area provided; square footage and percent (specify clearly on plan)
- ☒ 16. Planting or tree well detail
- ☒ 17. Street Tree Plan as defined in the Street Tree Ord.

SHEET # 3 PRELIMINARY GRADING PLAN

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1 with written approval from the Planning Department Staff.

A. General Information

- ☒ 1. Scale - must be same as Sheet #1 - Site Plan
- ☒ 2. Bar Scale
- ☒ 3. North Arrow
- ☒ 4. Property Lines
- ☒ 5. Existing and proposed easements

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

- ☒ 6. Building footprints
- ☒ 7. Location of Retaining walls

B. Grading Information

- ☒ 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- ☒ 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- ☒ 3. Identify ponding areas
- ☒ 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 UTILITY PLAN

- ☒ 1. Fire hydrant locations, existing and proposed.
- ☒ 2. Distribution lines
- ☒ 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- ☒ 4. Existing water, sewer, storm drainage facilities (public and/or private).
- ☒ 5. Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- ☒ A. Scale (minimum of 1/8" or as approved by Planning Staff).
- ☒ B. Bar Scale
- ☒ C. Detailed Building Elevations for each facade
 - ☒ 1. Identify facade orientation (north, south, east, & west).
 - ☒ 2. Facade dimensions including overall height and width
 - ☒ 3. Location, dimensions, materials, and colors of principle façade elements- windows, doors, etc.
 - ☒ 4. For EPC and DRB submittals only – Color renderings or similar (12 copies) illustrations
- ☒ E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage – *See Detail Sheet*

- ☒ 1. Site location(s)
- ☒ 2. Sign elevations to scale
- ☒ 3. Dimensions, including height and width
- ☒ 4. Sign face area - dimensions and square footage clearly indicated
- ☒ 5. Lighting
- ☒ 6. Materials and colors for sign face and structural elements.

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: VERDAD DATE OF REQUEST: 7/26/12 ZONE ATLAS PAGE(S): L15

CURRENT:

ZONING SU-1 - C-2

PARCEL SIZE (AC/SQ. FT.) _____

REQUESTED CITY ACTION(S):

ANNEXATION ☐

ZONE CHANGE ☐: From _____ To _____

SECTOR, AREA, FAC, COMP PLAN ☐

AMENDMENT (Map/Text) ☐

LEGAL DESCRIPTION:

LOT OR TRACT # 2+3 BLOCK # _____

SUBDIVISION NAME BROADSTONE
TOWNE CENTER

SITE DEVELOPMENT PLAN:

SUBDIVISION* ☐ AMENDMENT ☒

BUILDING PERMIT ☒ ACCESS PERMIT ☐

BUILDING PURPOSES ☐ OTHER ☐

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT ☐

NEW CONSTRUCTION ☒

EXPANSION OF EXISTING DEVELOPMENT ☐

GENERAL DESCRIPTION OF ACTION:

OF UNITS: N/A

BUILDING SIZE: 7,380 (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE

DATE

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES ☐ NO ☒ BORDERLINE ☐

THRESHOLDS MET? YES ☐ NO ☐ MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: ☒

Notes: LIBSON / UNIVERSITY COMMERCIAL DEV. (BROADSTONE
(L/2006) - TRACTS P-2 & P-3 TIS TOWNE CENTER)

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

TRAFFIC ENGINEER

DATE

Required TIS must be completed prior to applying to the EPC and/or the DRB. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER

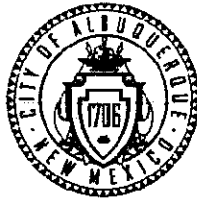
DATE

Revised January 20, 2011

Gibson / University Commercial Development

Trip Generation Data

COMMENT	USE (ITE CODE)		DESCRIPTION	24 HR VOL		A. M. PEAK HR.		P. M. PEAK HR.	
				GROSS		ENTER	EXIT	ENTER	EXIT
Summary Sheet									
Units									
P-1			Fast Food Restaurant w/ Drive-Thru Window (934)	4.00	1,984	108	104	72	67
P-2			Walk-In Bank (911)	5.00	2,100	54	54	105	105
P-3			Walgreen's (Local Data)	15.00	1,875	34	23	124	129
P-4			Shopping Center (820)	20.00	2,386	36	23	104	113
P-5			Specialty Retail Center (814)	20.00	893	94	120	31	39
P-6			High Turnover (Sit-Down) Restaurant (932)	7.00	890	42	39	47	30
P-7			Shopping Center (820)	12.00	1,712	27	17	74	81
P-8			Specialty Retail Center (814)	5.00	252	62	78	15	19
Anchor			Supermarket (850)	40.00	4,070	78	50	231	222
Jr. Anchor			Shopping Center (820)	30.00	3,105	46	30	136	148
Residential			Apartment, Post-1973 (220)	210.00	1,393	17	90	89	44
Residential			Residential Condominium / Townhouse (230)	48.00	344	5	24	22	11
Subtotal					21,004	603	652	1,050	1,008
Commercial Trips					19,267	581	538	939	953
Residential Trips					1,737	22	114	111	55
Pass-by Reduction				20%	(3,853)	(116)	(108)	(188)	(191)
Net New Trips to System					17,151	487	544	862	817



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

July 25, 2012

Jill Reisz Westlund
Consensus Planning
302 8th St. NW/87102
Phone: 505-764-9801 Fax: 505-842-5495

Dear Jill:

Thank you for your inquiry of July 25, 2012 requesting the names of ALL Neighborhood and/or Homeowners Associations who would be affected under the provisions of O-92 by your proposed project at **(EPC SUBMITTAL) PARCELS 1, 2, 3, 4, 5 AND 6 OF UNIVERSITY SUBDIVISION LOCATED ON GIBSON BLVD. BETWEEN UNIVERSITY BLVD. SE AND BUENA VISTA SE zone map L-15.**

Our records indicate that the ALL Neighborhood and/or Homeowners Associations affected by this proposal and the contact names are as follows:

ATTACHMENT "A"

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3906 or via an e-mail message at dlcarmona@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Dalaina Carmona

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.**

ATTACHMENT "A"

CLAYTON HEIGHTS/LOMAS DEL CIELO N.A. (CHL) "R"

***Lee Graham** *e-mail:* lcgraham@earthlink.net
P.O. Box 27543/87125 243-8433 (h)
Isabel F. Cabrera *e-mail:* Isabel_f_cabrera_617@msn.com
1720 Buena Vista SE/87106 242-4494 (h)

Council District: 2&6
County District: 3
Police Beat: 321/SE
Zone Map #: L-14-15, M-15

KIRTLAND COMMUNITY ASSOC. (KCA) "R"

Kimberly Brown *e-mail:* kande0@yahoo.com
1533 San Jose SE/87106 242-9439 (h)
Marcia Boyer *e-mail:* Marcia.dboyer@gmail.com
1624 Alamo SE/87106 246-0068 (h)

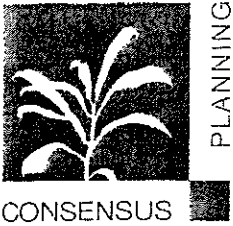
Council District: 2&6
County District: 3
Police Beat: 321/SE
Zone Map #: L-14-15, M-15

DISTRICT 6 COALITION OF N.A.'S

***Nancy Bearce**, 600 San Pablo St. NE/87108 254-7841 (h) *e-mail:* nmbcb4@gmail.com
Georgia Montoya, P.O. Box 21266/87154 294-6947 (h) *e-mail:* gmm@georgiamontoya.com

NORTH VALLEY COALITION

***Chris Catechis**, 5733 Guadalupe Trail NW/87107 271-9876 (h) 844-7118 (w) *e-mail:* catechis@msn.com
David Wood, 158 Pleasant NW/87107 344-4674 (h) 250-0421 (c)



Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102
(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

July 26, 2012

Lee Graham
PO Box 27543
Albuquerque, NM 87125

Isabel F. Cabrera
1720 Buena Vista SE
Albuquerque, NM 87106

RE: Buffalo Wild Wings (*Tracts 2 and 3, Broadstone Towne Center*)

Dear Mr. Graham and Ms. Cabrera:

The purpose of this letter is to inform you and the Clayton Heights/Lomas del Cielo Neighborhood Association that Consensus Planning has submitted a request for a Site Plan for Subdivision Amendment and a Site Plan for Building Permit for property located within the Broadstone Towne Center. The subject property is zoned SU-1 for C-2 and is 1.87 acres in size (Tracts 2 and 3 combined).

The request is being made on behalf of Verdad Real Estate and Buffalo Wild Wings. The project will be located east of the existing Dion's restaurant. The proposed building is 7,380 square feet, which includes a 1,202 square foot indoor/outdoor patio area with glass garage doors facing east and north. The site and the building design are controlled by the Broadstone Towne Center Site Plan for Subdivision and Design Standards, approved by the Environmental Planning Commission on January 18, 2007 (Project #1005243; 06EPC-01502). The building and site area have been designed and sited to respect design requirements in the Design Standards, including roof material and color, lighting, signage, landscape materials, setbacks, etc. We believe this is an excellent addition to the overall Broadstone Towne Center project.

The project will be heard by the EPC on Thursday, September 13, 2012 in the basement of Plaza del Sol located at 600 Second Street NW. Please do not hesitate to contact me at 764-9801 for any additional information or if you would like to meet in person to discuss.

Sincerely,

Jacqueline Fishman, AICP
Associate

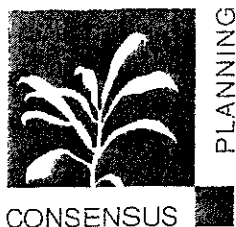
PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

Att: Copy of Site Plan for Building Permit

ASSOCIATES

Jacqueline Fishman, AICP



July 26, 2012

Kimberly Brown
1533 San Jose SE
Albuquerque, NM 87106

Marcia Boyer
1624 Alamo SE
Albuquerque, NM 87106

Landscape Architecture
Urban Design
Planning Services

RE: Buffalo Wild Wings (*Tracts 2 and 3, Broadstone Towne Center*)

Dear Ms. Brown and Ms. Boyer:

The purpose of this letter is to inform you and the Kirtland Community Association that Consensus Planning has submitted a request for a Site Plan for Subdivision Amendment and a Site Plan for Building Permit for property located within the Broadstone Towne Center. The subject property is zoned SU-1 for C-2 and is 1.87 acres in size (Tracts 2 and 3 combined).

The request is being made on behalf of Verdad Real Estate and Buffalo Wild Wings. The project will be located east of the existing Dion's restaurant. The proposed building is 7,380 square feet, which includes a 1,202 square foot indoor/outdoor patio area with glass garage doors facing east and north. The site and the building design are controlled by the Broadstone Towne Center Site Plan for Subdivision and Design Standards, approved by the Environmental Planning Commission on January 18, 2007 (Project #1005243; 06EPC-01502). The building and site area have been designed and sited to respect design requirements in the Design Standards, including roof material and color, lighting, signage, landscape materials, setbacks, etc. We believe this is an excellent addition to the overall Broadstone Towne Center project.

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Sincerely,

Jacqueline Fishman, AICP
Associate

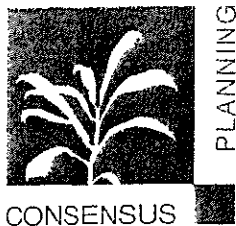
PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

Att: Copy of Site Plan for Building Permit

ASSOCIATES

Jacqueline Fishman, AICP



Landscape Architecture
Urban Design
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302 Eighth St. NW
Albuquerque, NM 87102
(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

July 26, 2012

Nancy Bearce
600 San Pablo St. NE
Albuquerque, NM 87108

Georgia Montoya
PO Box 21266
Albuquerque, NM 87154

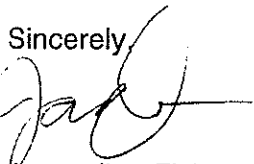
RE: Buffalo Wild Wings (*Tracts 2 and 3, Broadstone Towne Center*)

Dear Ms. Bearce and Ms. Montoya:

The purpose of this letter is to inform you and the District 6 Coalition that Consensus Planning has submitted a request for a Site Plan for Subdivision Amendment and a Site Plan for Building Permit for property located within the Broadstone Towne Center. The subject property is zoned SU-1 for C-2 and is 1.87 acres in size (Tracts 2 and 3 combined).

The request is being made on behalf of Verdad Real Estate and Buffalo Wild Wings. The project will be located east of the existing Dion's restaurant. The proposed building is 7,380 square feet, which includes a 1,202 square foot indoor/outdoor patio area with glass garage doors facing east and north. The site and the building design are controlled by the Broadstone Towne Center Site Plan for Subdivision and Design Standards, approved by the Environmental Planning Commission on January 18, 2007 (Project #1005243; 06EPC-01502). The building and site area have been designed and sited to respect design requirements in the Design Standards, including roof material and color, lighting, signage, landscape materials, setbacks, etc. We believe this is an excellent addition to the overall Broadstone Towne Center project.

The project will be heard by the EPC on Thursday, September 13, 2012 in the basement of Plaza del Sol located at 600 Second Street NW. Please do not hesitate to contact me at 764-9801 for any additional information or if you would like to meet in person to discuss.

Sincerely,


Jacqueline Fishman, AICP
Associate

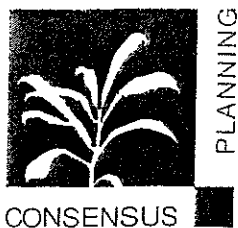
PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

Att: Copy of Site Plan for Building Permit

ASSOCIATES

Jacqueline Fishman, AICP



Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102
(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

July 26, 2012

Chris Catechis
5733 Guadalupe Trail NW
Albuquerque, NM 87107

David Wood
158 Pleasant NW
Albuquerque, NM 87107

RE: Buffalo Wild Wings (*Tracts 2 and 3, Broadstone Towne Center*)

Dear Mr. Catechis and Mr. Wood:

The purpose of this letter is to inform you and the North Valley Coalition that Consensus Planning has submitted a request for a Site Plan for Subdivision Amendment and a Site Plan for Building Permit for property located within the Broadstone Towne Center. The subject property is zoned SU-1 for C-2 and is 1.87 acres in size (Tracts 2 and 3 combined).

The request is being made on behalf of Verdad Real Estate and Buffalo Wild Wings. The project will be located east of the existing Dion's restaurant. The proposed building is 7,380 square feet, which includes a 1,202 square foot indoor/outdoor patio area with glass garage doors facing east and north. The site and the building design are controlled by the Broadstone Towne Center Site Plan for Subdivision and Design Standards, approved by the Environmental Planning Commission on January 18, 2007 (Project #1005243; 06EPC-01502). The building and site area have been designed and sited to respect design requirements in the Design Standards, including roof material and color, lighting, signage, landscape materials, setbacks, etc. We believe this is an excellent addition to the overall Broadstone Towne Center project.

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Sincerely,

Jacqueline Fishman, AICP
Associate

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

Att: Copy of Site Plan for Building Permit

ASSOCIATES

Jacqueline Fishman, AICP



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

Interoffice Memorandum

October 15, 2007

Subject: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s):

Case Number(s):

Agent: High Mesa Consulting Group

Applicant: Broadstone Towne Center

Legal Description: Unplatted Lots of Gibson & Miles

Acreage: 17.5 acres

Zone Atlas Page: L-15

CERTIFICATE OF NO EFFECT: Yes ☒ No ☐

CERTIFICATE OF APPROVAL: Yes ☐ No ☐

SUPPORTING DOCUMENTATION:

An Archaeological Survey Adjacent to Gibson Boulevard, Albuquerque New Mexico.
by David V. Hill PhD, Archaeological Research and Technology (October 2007).

SITE VISIT: n/a

RECOMMENDATION(S):

1. Please provide follow-up documentation regarding history of platting for the parcels, in particular: are the long narrow lots related to tracts created over 75 years ago? Any historic information contained in deeds of the property would be useful for the case file.

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(1)-- no significant sites in project area).***

SUBMITTED:

Matthew Schmader, PhD

Superintendent, Open Space Division

Acting City Archaeologist

7010 2780 0001 1236 5355

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Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$8.78

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 Street, Apt. No., or PO Box No. PO BOX 21266
 City, State, ZIP+4 ABQ NM 87154

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Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$8.78

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Sent To Nancy Beare
 Street, Apt. No., or PO Box No. 600 San Pablo St N
 City, State, ZIP+4 Albuquerque NM 871

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Total Postage & Fees	\$	\$8.78

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 Street, Apt. No., or PO Box No. 1533 SAN JOSE SE
 City, State, ZIP+4 ALB. NM 87106

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Total Postage & Fees	\$	\$8.78

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Sent To CHRIS CATECHIS
 Street, Apt. No., or PO Box No. 5733 GUADALUPE TR
 City, State, ZIP+4 ABQ NM 87107

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Total Postage & Fees	\$	\$8.78

07/26/2012

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 Street, Apt. No., or PO Box No. PO BOX 27543
 City, State, ZIP+4 ABQ NM 87125

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Return Receipt Fee (Endorsement Required)		\$2.35
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$8.78

07/26/2012

Sent To DAVID WOOD
 Street, Apt. No., or PO Box No. 158 PLEASANT NW
 City, State, ZIP+4 ALB NM 87107

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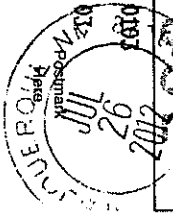
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138 E

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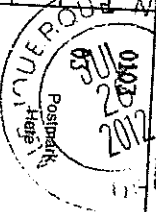
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